

**AP MORGAN**



**Barratts Road, Birmingham, West Midlands**  
Offers in the region of £150,000



### Features:

- Three bedroom terrace
- Cul de sac location
- Lounge
- Dining Room
- Kitchen
- Conservatory
- Large rear garden
- EPC - D

### Description:

Presenting this three-bedroom terrace situated in a cul-de-sac, featuring an expansive rear garden, double glazing, and central heating.

Inside, the layout comprises of a lounge with an electric wall-mounted fireplace and sliding doors providing access to the rear garden. Additionally, there's a separate dining room with fitted storage space, a kitchen, and a conservatory. Upstairs, there are three bedrooms, two of which are generous doubles with integrated storage cupboards. Completing the upper level is a bathroom equipped with a shower over the bath and dual aspect windows.

Externally, the front of the property offers ample space for resident on-street parking, a raised front garden, and dual access to the property. The rear showcases an expansive tiered garden.

Conveniently located in a cul-de-sac, just 0.2 miles from local amenities including a pharmacy, convenience store, and post office. Moreover, it's 0.6 miles from the green space at The Fields Millennium Green, surrounded by the local countryside. Kings Norton train station, offering more shops and amenities, is just 1.3 miles away.



**Details:**

**Lounge** 15'1" x 12'7" (4.6m x 3.84m)

**Dining Room** 8'1" x 12'9" (2.46m x 3.89m)

**Kitchen** 8'10" x 10' (2.7m x 3.05m)

**Conservatory** 8'5" x 10' (2.57m x 3.05m)

**First Floor Landing**

**Master Bedroom** 12'4" (3.76) x 11'10" (3.6) (both max)

**Bedroom Two** 8'10" x 10'10" (2.7m x 3.3m)

**Bedroom Three** 9'1" x 7'10" (2.77m x 2.4m)

**Bathroom** 5'6" (1.68) x 8'8" (2.64) (both max)



**EPC Rating:** D

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

**For more information or to arrange a viewing, please call us**



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

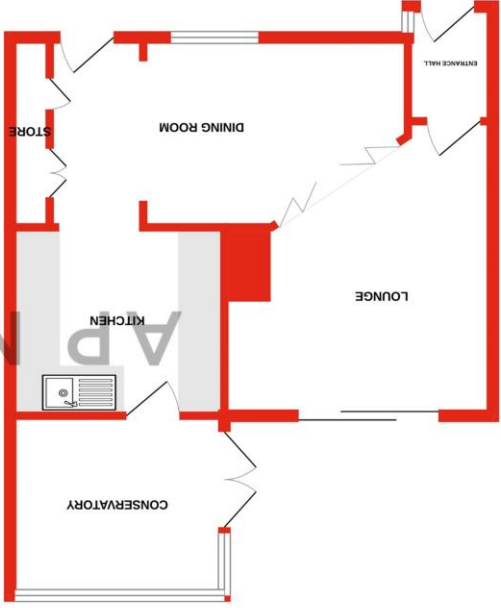
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

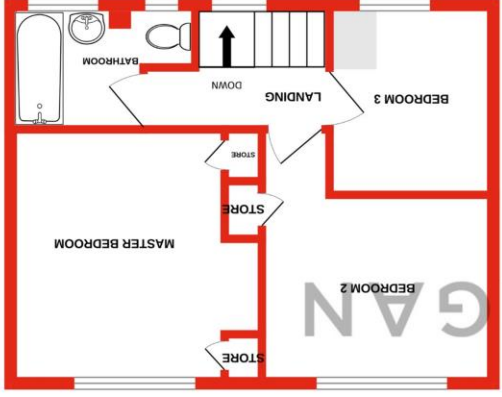
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.

TOTAL FLOOR AREA : 883 sq.ft. (82.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or dimensions of the statements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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